



Bishop's Park, Inverness, IV3 5SZ

Offers Over £190,000

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PROPERTY PROFESSIONALS



- Exclusive two bedroom Executive apartment
- Highly desirable location
- Pristine condition, bright and airy, full of natural light
- Secure intercom entry system
- Gas central heating
- Fitted kitchen with additional Ikea open storage
- Master bedroom with en-suite
- Early entry available
- Home report available on request
- Viewings by appointment, 7 days a week

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Elegantly decorated and in fantastic walk-in condition, this property offers a great living space for a couple or a single person seeking a prestigious city centre home. It also has documented use as a former rental property and offers scope as a buy-to-let investment. Constructed in 2004, 27 Bishops Park is just a short walk from Eden Court, Inverness City Centre and the beautiful areas around the River Ness. It benefits from allocated car parking, a bike shed and communal bin store and an EPC rating of B. The area surrounding Bishops Park is neatly landscaped with block paving, flower beds, and trees. Access to the apartment is via an entry phone into a neatly finished communal area and stairs to a small landing.

Located on the top floor of the three-storey building, at the far end of the corridor, affording extra privacy, tranquility and some lovely views. It is generously sized at 66m² and is decorated mainly in white with wooden joinery and white windows. With a large built-in cupboard, the spacious hallway opens into a bright and airy living room that has a large, south facing window with a Juliet balcony offering a great view over the surrounding quadrangle and a neutral carpet throughout the property, lends a sense of warmth and space.

The kitchen is very generous, with walls tiled in earth colours, long expanses of stone-effect worksurfaces, and wooden-fronted floor and wall cabinets and drawers arranged in an L-shape. The gas hob and large sink and drainer are well laid out. There is ample space near the window to include a dining table and chairs. The Gas boiler, fridge freezer, oven and hob have all been replaced within the last five years.

A large window in the en-suite bedroom looks northwards over the surrounding area and towards Eden Court Theatre. It is well-proportioned and nicely shaped, with a wooden-fronted double wardrobe with fully opening hinged doors. The en-suite shower room has a mirrored wall unit, pedestal basin, WC, and walk-in shower enclosure. The second bedroom enjoys another great view with mature trees outside the windows. It is spacious and also has a large built-in wardrobe. The bathroom is finished with white tiling. It has a mirrored wall unit, a white vanity unit with a white hand basin, a bath with a shower over it and a white WC. A shelf above provides additional storage for toiletries or accessories.

This immaculate apartment offers a fabulous home for a couple or individual who work in Inverness, or would equally make an attractive investment property. Its pristine condition, spacious layout and desirable location with great sporting facilities nearby as well as Eden Court and a plethora of restaurants and other attractions within easy distance, make this one to look at early.

ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k. There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for. There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts. Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: B (81)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.

All the furniture is available if desired, by separate negotiation.

Monthly Factoring Fee: £60, includes buildings insurance.



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